ELLIS AND PARTNERS

RESIDENTIAL LANDLORD CHARGES

FULL MANAGEMENT

New Let	**£300 plus VAT**
Renewal Let	**£80 plus VAT**
Commission	**10% of rental income plus VAT**
LET ONLY	**Fee of one months rent**

POTENTIAL ADDITIONAL FEES – subject to VAT

Referencing per person	**£25**
Guarantor referencing	**£25**
Basic check per person	**£15**
Right to rent/recheck	**£15**
Gas safety	**£75**
EICR – up to 3 bedrooms	**£180**
EICR – 4 bedrooms and over	**Cost upon request**
PAT testing	**£40 per hour**
Legionella risk assessment	**£60**
Fire Risk Assessment	**Property dependent**
HMO application (excluding Council cost)	**£150**
TDS deposit registration	**£15**
Deposit adjudication	**£50**
Deposit transfer	**£50**
New inventory	**£75**
Inventory update	**£30**
EPC	**£80**
Additional property inspection	**£50**
Check out inspection	**£50**
Vacant property inspection	**£15**
Major works supervision	**10% of works cost**